

Erik Mack

From: Mary Fisher
Sent: Wednesday, January 27, 2021 7:35 AM
To: Erik Mack
Subject: FW: Comment on FAC 20-19 Day family trust property proposed zoning change

-----Original Message-----

From: Shelley Gonzales <chuygonz@centurytel.net>
Sent: Tuesday, January 26, 2021 6:23 PM
To: Mary Fisher <mFisher@flathead.mt.gov>; Brent Pomeroy <bkgonefishin@gmail.com>; Chany Ockert <chany.reon@gmail.com>; Jerry Sorensen <jswanview7@gmail.com>; Lou McGuire <mcguire_lou@msn.com>; Richard Michaud <robemicha2@aol.com>; Shelley Gonzales <chuygonz@centurytel.net>; Susan Johnson <snjmontana1@hotmail.com>
Cc: onbuddyman@icloud.com
Subject: FW: Comment on FAC 20-19 Day family trust property proposed zoning change

Good Evening,

Please see the email below on FZC 20-19. Emails I receive are forwarded to you and Planning and Zoning. Most likely P&Z will also submit to BLUAC all the emails they have received which we will need to read prior to the presentation of the application. I hope this process helps you prepare for the meeting and reduces the time needed to read all written comments. These emails do not reflect my opinion on the applications.

Shelley

-----Original Message-----

From: John Wachsmuth <onbuddyman@icloud.com>
Sent: Tuesday, January 26, 2021 5:06 PM
To: chuygonz@centurytel.net
Subject: Comment on FAC 20-19 Day family trust property proposed zoning change

Hello ,

I'm a 30year + permanent resident of Echo Lake.

Im writing to inform Bigfork Land Advisory Committee (BLAC) my opposition to this requested zoning change .

1) The land was purchased under the current zoning of AG 40 and this zoning provides open space , and much needed lower density levels on the lake to provide protection to the water quality of the lake . The lake is classified as eutrophic . This classification is one level or classification away from lake becoming hyper eutrophic which means it would irreversible damage to the water quality of the lake .

Ones that happens everyone's property's value will decline !

2) Flathead county sheriffs have a limited staff to deal with legal issues if they arise at this proposed development.

3) Echo Lake already faces a severe problem of overuse by recreational boats , causing such problems as shoreline erosion , dock damage , non adherence to the no-wake restrictions and congestion which has the potential for loss of life . This already has occurred with a jet accident taking someone life.

4) Taxes will increase and the county does absolutely nothing to protect the lake(s) from erosion or protection of the water quality and as the lake water quality declines so will property values!

One again , I am opposed to this zoning change and request it be denied.

Please put me on your digital mailing list to keep informed of the hearing . And I would appreciate a email notification of you've received this letter.

Thank you ,

John L Wachsmuth
Echo Lake

Sent from my iPhone

Sent from my iPhone=

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This email has been checked for viruses by AVG.
<https://www.avg.com>

Erik Mack

From: Mary Fisher
Sent: Wednesday, January 27, 2021 7:36 AM
To: Laura Mooney; Erik Mack
Subject: FW: BLUAC

From: Shelley Gonzales <chuygonz@centurytel.net>
Sent: Tuesday, January 26, 2021 7:48 PM
To: Mary Fisher <mFisher@flathead.mt.gov>; Brent Pomeroy <bkgonefishin@gmail.com>; Chany Ockert <chany.reon@gmail.com>; Jerry Sorensen <jswanview7@gmail.com>; Lou McGuire <mcguire_lou@msn.com>; Richard Michaud <robemicha2@aol.com>; Shelley Gonzales <chuygonz@centurytel.net>; Susan Johnson <snjmontana1@hotmail.com>
Cc: jhornester@gmail.com
Subject: FW: BLUAC

See the email below on the applications for Thursday's meeting.
Shelley

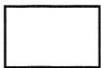
From: Jim Horne <jhornester@gmail.com>
Sent: Tuesday, January 26, 2021 6:47 PM
To: chuygonz@centurytel.net
Subject: BLUAC

I am emailing about the upcoming meeting Thursday about the zone change for Bigfork and Echo Lake.

I'm concerned about the Echo Lake rezoning as to the effect of high density in that area. What about roads with increased population, water supply, etc and the affect on the community.

I'll reserve judgement on the Chapman Hill acre pending more information. I plan on attending the meeting Thursday evening.

Jim Horne
79 Golf Terrace, Bigfork
406-837-4815.



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Erik Mack

From: Shelley Gonzales <chuygonz@centurytel.net>
Sent: Friday, January 22, 2021 2:42 PM
To: Brent Pomeroy; Chany Ockert; Jerry Sorensen; Lou McGuire; Richard Michaud; Shelley Gonzales; Susan Johnson
Cc: Erik Mack
Subject: FW: Land Use Advisory Meeting Jan 28th at 4 pm

Good Afternoon,

See below the email comments of Jim Fagan on the proposed zone change request on FZC 20-19, Day Family Trust. Shelley

From: Bigfork Chamber of Commerce <info@bigfork.org>
Sent: Friday, January 22, 2021 11:15 AM
To: Shelley Gonzales <chuygonz@centurytel.net>
Cc: JAMES J FAGAN <jamesjfagan2@msn.com>
Subject: FW: Land Use Advisory Meeting Jan 28th at 4 pm

Good morning Shelley,

Please see the below the email received to the general Bigfork email address from James Fagan. He is cc'd on this email.

Thank you, Rebekah

From: JAMES J FAGAN <jamesjfagan2@msn.com>
Sent: Friday, January 22, 2021 11:03 AM
To: Bigfork Chamber of Commerce <info@bigfork.org>; Bsws770@gmail.com
Subject: Land Use Advisory Meeting Jan 28th at 4 pm

My name is Jim Fagan and I have owned a home in Bigfork for the past 20 years.

As a retired Attorney from California and as a previous Real Estate Agent, my insight into real estate Developers from CA and AZ is first hand. Bigfork is now a target and they are coming for the land for their profit.

We have seen the early start of CA residents coming to the valley in 2020. This means that Bigfork has been discovered by CA and AZ developers. What those developers are able to create in the next 12 months will set the legal progression of development for the valley for the next 20 years.

Real Estate law is based on "progression" of regulations. Stare Decisis is the legal practice of following "precedent" set in a previous hearing or action. The result of that hearing will dictate, without additional review, how an issue is determined in the future. Merits of any new real estate action will not be considered.

Today Bigfork can and does consider, on a case by case basis, development of a 40 acre piece of land. If one developer is allowed to reduce development to 5 acre lots, then all future developers will also be able to make that change WITHOUT REVIEW.

My suggestion is first not to allow the reduction from 40 acres to 5 acre lot sizes. Make no mistake, the developer scheduled this meeting in late January to minimize the community's full participation. Welcome to CA developer ethics.

Second, if this is allowed, then set conditions for the change that benefit Bigfork as a community. Require developers to pay for community improvements outside the property that benefit the entire community including their development. The result is that any future developer who wants to lower the lot size would also be required to contribute to the improvement of Bigfork in a like kind manner. Now Stare Decisis and precedent work for Bigfork not against you.

We have just paid for a new parking lot in downtown. That project should have been funded by developers who bring new drivers into downtown and create a need for additional parking.

Please communicate these thoughts to the meeting as I will be out of town at that time.

Jim Fagan (406) 871-0448

Sent from [Mail](#) for Windows 10



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